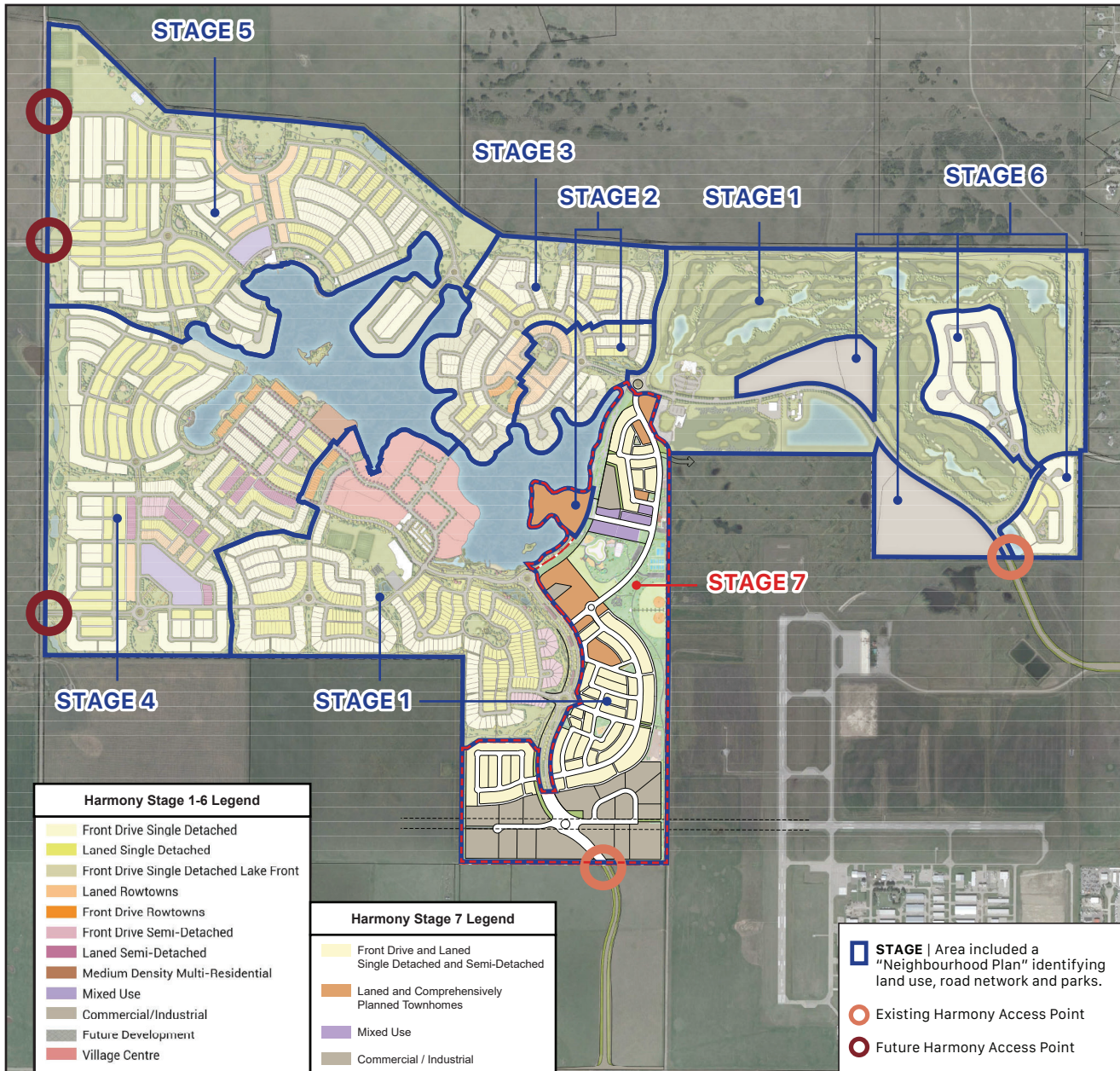




Harmony Stage 7

Neighbourhood Plan

October 2026

HARMONY®

HARMONY STAGE 7 NEIGHBOURHOOD PLAN

The proposed plan for Stage 7 implements and enhances the original vision for Harmony, with some changes to the land use concept. The proposed land use concept envisions five main changes from the concepts demonstrated in the Stage 1 and 2 Neighbourhood Plans:

1. Reduction in employment area

- Market demand
- Changing surrounding developments

2. Addition of residential

- Additional residents to support the provision of additional amenities in an amenity-rich community, supporting usage and long term maintenance
- Local demand to encourage and sustain boutique and small-scale retail
- Better balance between homes and places of employment

3. Increase in recreational amenities

- Requirement to reenvision private golf course
- More active and passive recreational opportunities for a range of users



4. Relocation of Beach Club and addition of local commercial

- More accessible and buildable mixed-use format for mixed use area complementary to recreation
- Better Beach Club location for the size, beach orientation, traffic, parking and distribution of amenities

5. Relocation of Harmony Circle

- More opportunity for traffic calming
- Better access to proposed uses
- Larger publicly accessible waterfront promenade

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CONCEPTUAL SCHEME VISION

The original 2007 Conceptual Scheme stated a Vision that: "this community will be about people – all people. It will be configured to facilitate and enhance human values and the gathering of people together. It will honour the history and refine the balance between home life and workplace, marketplace, and green space, private life, and public involvement."

"Conceived from the start as a sustainable community, Harmony embraces the ideals of a traditional village: a tapestry of diverse and distinctive homes; walkable, extensive pathways which are landscaped to fit with the prairie setting; neighbourhood stores and a restaurant; a balance of nearby offices, schools and parks; and a host of active and passive recreational activities. Harmony will be a place where one can live, learn, work, and play regardless of age, in harmony with the environment."